

Department of Planning and Zoning

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TO: Development Review Board
FROM: Scott Gustin *SG*
DATE: June 3, 2014
RE: 12-0776CA/MA; 151 St. Paul Street

Note: These are staff comments only; decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

Zone: DT Ward: 5

Owner/Representative: Catamount/Van Ness, LLC

Request: Time extension for zoning permit to construct 139-room hotel and associated parking garage.

Applicable Regulations:

Article 3 (Applications, Permits, & Project Review)

Background Information:

The applicant is seeking approval for a 1-year time extension to complete construction of the hotel and parking garage at 151 St. Paul Street. The project is presently under construction. No changes to the project are included in this extension request.

Recommendation: Consent approval as per, and subject to, the following findings and conditions:

I. Findings

Article 3: Applications and Reviews

Sec. 3.2.9, Zoning Permits

(d) Time Limit on Zoning Permits:

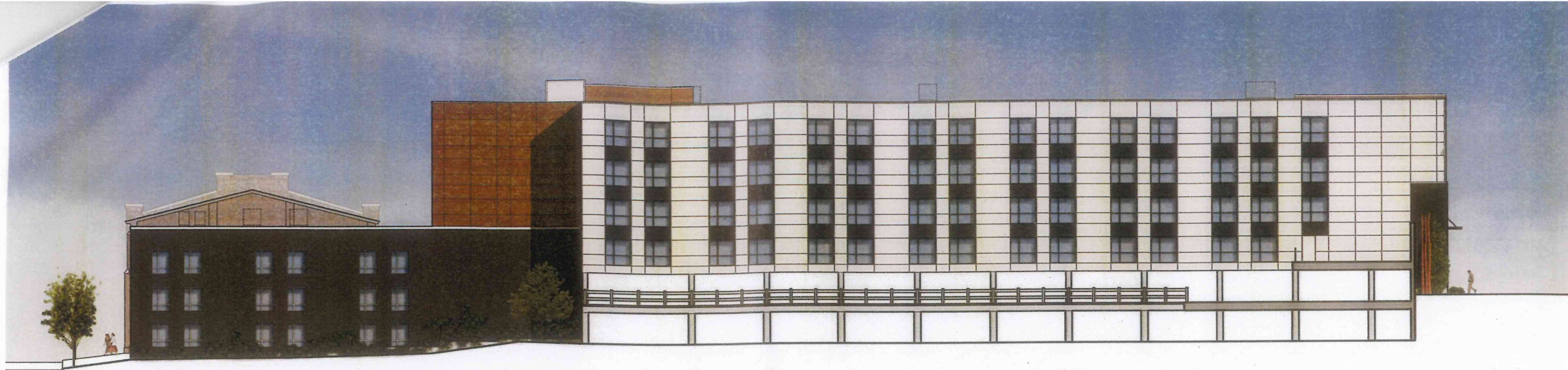
The zoning permit for this project (zp #12-0776CA/MA) was approved by the Development Review Board on June 5, 2012. From that date, the applicant had 1 year to commence construction and a 2nd year to complete it. The applicant has started construction as required but has not yet finished. Per this criterion, an extension may be requested to complete the project. As this request has been received prior to expiration of the zoning permit, approval may be granted. Work under this permit must be completed by June 5, 2015.

The Development Review Board granted approval to a project amendment April 15, 2013. As with the original permit, it allowed for 1 year to start construction and a 2nd year to finish. While

this amendment will not expire until April 15, 2015, it goes hand-in-hand with the original permit and warrants an accompanying extension. **(Affirmative finding)**

II. Conditions of Approval

1. Except for construction dates specifically modified in this approval, all conditions of the original zoning permit approval dated June 5, 2012 and amendment dated April 15, 2013 shall remain in effect.



South Elevation (King Street)



North Elevation (Main Street)

Building Elevations

PROPOSED HOTEL

Burlington, VT

RECEIVED

MAR 27 2013

DEPARTMENT OF
PLANNING & ZONING
March 26, 2013

OPECHEE
CONSTRUCTION CORPORATION